013.0	0009	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,080,600	/	1,080,600
USE VALUE:	1,080,600	/	1,080,600
ASSESSED:	1,080,600	/	1,080,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32	-34	DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOBRUSHKIN JEANETTE E TRUSTEE
Owner 2:	JEANETTE E DOBRUSHKIN LIVING
Owner 3:	TRUST
Street 1:	32 DOROTHY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOBRUSHKIN JEANETTE E -
Owner 2:	-
Street 1:	32 DOROTHY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Vinyl Exterior and 2571 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4414.000	629,800	8,900	441,900	1,080,600
Total Card	0.101	629,800	8,900	441,900	1,080,600
Total Parcel	0.101	629,800	8,900	441,900	1,080,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.34 /Parcel: 420.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0009-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	629,800	8900	4,414.	441,900	1,080,600		Year end	12/23/2021
2021	104	FV	601,900	8900	4,414.	441,900	1,052,700		Year End Roll	12/10/2020
2020	104	FV	601,900	8900	4,414.	441,900	1,052,700	1,052,700	Year End Roll	12/18/2019
2019	104	FV	450,800	9100	4,414.	469,600	929,500	929,500	Year End Roll	1/3/2019
2018	104	FV	450,800	9100	4,414.	342,500	802,400	802,400	Year End Roll	12/20/2017
2017	104	FV	424,300	9100	4,414.	298,300	731,700	731,700	Year End Roll	1/3/2017
2016	104	FV	424,300	9100	4,414.	254,100	687,500	687,500	Year End	1/4/2016
2015	104	FV	380,800	9300	4,414.	248,600	638,700	638,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1329

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOBRUSHKIN JEA	1379-61		1/4/2010	Convenience	100	No	No		
DOBRUSHKIN ALBE	1341-36		7/23/2007	Family		No	No		
DOBRUSHKIN ALBE	1264-19		1/31/2003	Family		No	No		
GEOGHEGAN FLORE	1149-111		12/7/1995		250,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2012	247	Redo Kit	19,348					2nd fl kitchen rem
4/15/2010	316	Manual	5,000					FINISH STORAGE SPA
11/3/2004	1053	Add Att	100,000	C		G6	GR FY06	add bath/2 bedroom
10/20/2004	1036	Porch	40,000					WINTERIZE AND RE-B
3/14/2002	163	Det. Gar	20,000	O		G4	GR FY04	REBUILD GARAGE
1/16/1996	5	Redo Kit	8,500					REM BATH/KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2019	Meas/Inspect	DGM	D Mann
2/23/2018	TTL REFUSAL	BS	Barbara S
5/30/2012	Info Fm Prmt	MM	Mary M
5/8/2009	Measured	372	PATRIOT
4/22/2005	Permit Visit	BR	B Rossignol
3/21/2000	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
8/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4414		Sq. Ft.	Site		0	80.	1.25	1									441,937						441,900	

USER ACCT

10847

GIS Ref

GIS Ref

Insp Date

03/01/19

!1329!

PRINT

Date	Time
12/29/21	19:51:39

LAST REV

Date	Time
03/01/19	11:32:19
danam	

USER DEFINED

Prior Id # 1:	10847
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.10133	Total SF/SM:	4414	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	441,937	Spl Credit		Total:	441,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08460259
Const Adj.:	0.98990101
Adj $ / SQ:	193.257
Other Features:	133000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	706044
Depreciation:	76253
Depreciated Total:	629791

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1996
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

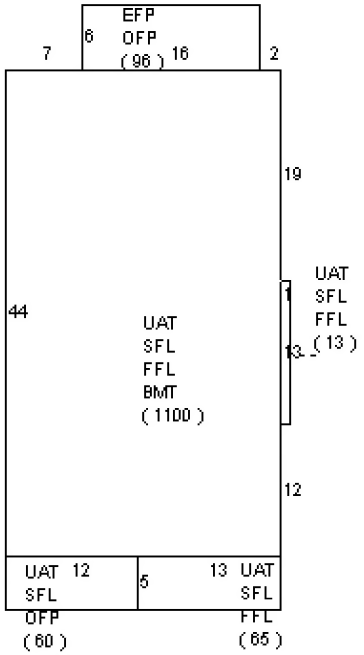
No Unit	RMS	BRS	FL
1	5	2	M
1	7	3	
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.26
Special Features:	0	Val/Su Net:	154.44
Final Total:	629800	Val/Su SzAd	260.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,238	193.260	239,252
FFL	First Floor	1,178	193.260	227,657
BMT	Basement	1,100	57.980	63,775
UAT	Upper Attic	310	106.290	32,897
OFP	Open Porch	156	26.800	4,181
EFP	Enclos Porch	96	55.020	5,282

Net Sketched Area:	4,078			Total:	573,044
Size Ad	2416	Gross Area	5006	FinArea	2571

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0009-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	G	GD	2002	27.43	T	10.2	104			8,900			8,900

More:	N	Total Yard Items:	8,900	Total Special Featues:		Total:	8,900